



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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Director

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING

April 11, 2013 – 6:00 p.m.

City Hall, Third Floor – Aldermanic Chambers

I. Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Tabled from March 14, 2013)

1. **Case #18-ZO-2013**

Mark D. Guimont (Agent) proposes to construct a 30'x80' shed/storage building with 10' side yard setback where 20' is required and seeks a **variance** from Section 8.29 (B) Accessory Structures, as per documents submitted through February 19, 2013 in Ward 5, District B-2 of the Zoning Ordinance at **476 Valley Street**.

(New Cases)

2. **Case #23-ZO-2013**

Sarah McEvoy (Agent) proposes to remove expanded asphalt paving and re-stripe parking to increase from 60 to 65 spaces; also maintain shed and dumpster in side yard and wood deck within fenced enclosure and seeks a **variance** from Section(s) 8.18 (B) Side Yard Setback, 6.08 (B)8 Screening/Buffers, 8.29 (A)2 Accessory Structures, 10.02 (F) Business Parking, as per documents submitted through March 11, 2013 in Ward 6, District R-1B of the Zoning Ordinance at **1276 Hanover Street**. *(Postponed until the May 9, 2013 meeting per the request of the applicant.)*

3. **Case #24-ZO-2013**

Tom Huot (Agent) proposes to create 4 parking spaces on property with shared access and egress driveway and seeks a **variance** from Sections 6.04 Lot Coverage, 10.09 (B) & (B)1 Parking, Setbacks, as per documents submitted through March 12, 2013 in Ward 5, District R-3 of the Zoning Ordinance at **233-235 Union Street**.

4. **Case #25-ZO-2013**

Tom Huot (Agent) proposes to create 2 parking spaces on property with shared access and

egress driveway and seeks a **variance** from Section(s) 6.04 Lot Coverage, 10.09 (B) Parking, Setbacks, as per documents submitted through March 12, 2013 in Ward 5, District R-3 of the Zoning Ordinance at **239-241 Union Street**.

5. **Case #26-ZO-2013**

Tom Huot (Agent) proposes to build a 24'x24' two-stall garage onto single family home with 23.5' front yard and 8.3' side yard setback and seeks a **variance** from Section(s) 6.03 (A) Front Yard Setback, 6.03 (C) Side Yard Setback, as per documents submitted through March 15, 2013 in Ward 6, District R-1A of the Zoning Ordinance at **70 Pahray Lane**.

6. **Case #27-ZO-2013 (subsequent application)**

Pamela Bloom (Agent) proposes to convert former real estate office to assisted living facility for up to 4 clients and maintain business office for elderly care service and seeks a **variance** from Section(s) 5.10 (A)7 Assisted Living, 5.10 (H-1)2 Other Business and Professional Offices, as per documents submitted through March 15, 2013 in Ward 3, District R-2 of the Zoning Ordinance at **760 Union Street**.

7. **Case #28-ZO-2013**

Jeffrey Merritt, P.E. (Agent) proposes to maintain 86.6% lot coverage where 84.2% was granted and 4' landscape buffer where 6' was granted by variance case #176-ZO-2004, and seeks an **equitable waiver** from Sections 6.04 Lot Coverage, 10.07 (G) Parking Landscaping, as per documents submitted through March 15, 2013 in Ward 11, District IND of the Zoning Ordinance at **201 Allard Drive**.

8. **Case #29-ZO-2013**

Jeffrey Merritt, P.E. (Agent) proposes to maintain dumpster within required side yard setback, and seeks a **variance** from Section 8.29 (B) Accessory Structures, as per documents submitted through March 15, 2013 in Ward 11, District IND of the Zoning Ordinance at **333 Allard Drive**.

9. **Case #30-ZO-2013**

Joseph M. Wichert, LLS, Inc. (Agent) proposes to create parking area for 7 exterior spaces with a 36' curb cut and seeks a **variance** from Sections 10.03 (D) Accessible Spaces, 10.08 (C) Driveways, Width, 10.09 (B), (B)1 & (B)2 parking, Setbacks, as per documents submitted through March 18, 2013 in Ward 12, District R-1B of the Zoning Ordinance at **298 Front Street**.

10. **Case #31-ZO-2013 (subsequent application)**

Andrew H. Sullivan, Esq. (Agent) proposes to, on lots subject to consolidation, build a three story, 3 family dwelling on Lot 57 and maintain a 3 family dwelling on adjacent Lot 56 and seeks a **variance** from Sections 6.01 Lot Area, 6.02 Lot Front & Width, 6.03 (C) Side Yard Setback, 10.06 (A) & (B) parking, Layout, 10.07 (G) Parking, Landscaping, 10.07 (K)(1) Parking, Bumpers, 10.09 (A) Parking, Setbacks, 11.03 (D)2-d Non Conforming Lots at Lot 56 and 5.10 (A)6 Multi-family Dwelling, 6.01 Lot Area, 6.03 (C) Side Yard Setback, 10.06 (A) & (B) Parking, Layout, 10.09 (A) & (B) Parking, Setbacks, 11.03 (D)2-d Non-

Conforming Lots at Lot 57, as per documents submitted through March 29, 2013 in Ward 10, District B-2 of the Zoning Ordinance at **50 Cleveland Street**.

11. **Case #32-ZO-2013 (subsequent application)**

John G. Cronin, Esq. (Agent) proposes to subdivide into 3 lots; maintain single family dwelling on Lot 9, create buildable lot (9A) fronting on Eve Street and create a buildable lot (8) fronting on Elgin Avenue, an unaccepted street and seeks a **variance** from Sections 6.02 Minimum Lot Frontage, as per documents submitted through March 18, 2013 in Ward 1, District R-1A of the Zoning Ordinance at **214 Eve Street (Lot 8, 9 & 9A)**.

12. **Case #33-ZO-2013**

Michelle M. Stupack (Owner) proposes to maintain deck and steps with a 6' side yard setback where 10' is required and seeks a **variance** from Section 6.03 (C) Side Yard Setback, as per documents submitted through March 25, 2013 in Ward 2, District R-1A of the Zoning Ordinance at **530 Wellington Hill Road**.

13. **Case #34-ZO-2013**

Anthony C. Cataldo (Owner) proposes to construct (9 unit) multi-family dwelling and extend expiration of variances to two years and seeks a **variance** from Sections 6.03 (A) Front Yard Setback, 6.03 (B) Rear Yard Setback, 6.03 (C) Side Yard Setback, 6.04 Lot Coverage, 6.06 Floor Area Ratio, 8.04 Minimum Lot Area, 10.06 (A) Parking, Layout, 10.07 (D) Parking, Maneuvering, 10.07 (G) Parking Landscaping, 10.08 (A) Driveways, Location, 10.09 (B) Parking, Setbacks, 14.02 B(4) and 15.03 (B) Expiration of Variances as per documents submitted through March 21, 2013 in Ward 4, District R-3 of the Zoning Ordinance at **251 Pearl Street**.

III. **BUSINESS MEETING:**

1 **ADMINISTRATIVE MATTERS:**

Acceptance and approval of the Minutes of the March 14, 2013 Public Hearing and Business Meeting.

2 **OTHER BUSINESS:**

1 **Case #27-ZO-2013 (subsequent application)**

Pamela Bloom (Agent) proposes to convert former real estate office to assisted living facility for up to 4 clients and maintain business office for elderly care service and seeks a **variance** from Sections 5.10 (A)7 Assisted Living, 5.10 (H-1)2 Other Business and Professional Offices, as per documents submitted through March 15, 2013 in Ward 3, District R-2 of the Zoning Ordinance at **760 Union Street**.

2 **Case #31-ZO-2013 (subsequent application)**

Andrew H. Sullivan, Esq. (Agent) proposes to, on lots subject to consolidation, build a three

story, 3 family dwelling on Lot 57 and maintain a 3 family dwelling on adjacent Lot 56 and seeks a **variance** from Sections 6.01 Lot Area, 6.023 Lot Front & Width, 6.03 (C) Side Yard Setback, 10.06 (A) & (B) Parking, Layout, 10.07 (G) Parking, Landscaping, 10.07 (K)(1) Parking, Bumpers, 10.09 (A) Parking, Setbacks, 11.03 (D)2-d Non Conforming Lots at Lot 56 and 5.10 (A)6 Multi-family dwelling, 6.01 Lot Area, 6.03 (C) Side Yard Setback, 10.06 (A) & (B) Parking, Layout, 10.09 (A) & (B) Parking, Setbacks, 11.03 (D)2-d Non-Conforming Lots at Lot 57, as per documents submitted through March 29, 2013 in Ward 10, District B-2 of the Zoning Ordinance at **50 Cleveland Street**.

- 3 **Case #32-ZO-2013 (subsequent application)**
John G. Cronin, Esq. (Agent) proposes to subdivide into 3 lots; maintain single family dwelling on Lot 9, create buildable lot (9A) fronting on Eve Street and create a buildable lot (8) fronting on (Elgin Avenue), an unaccepted street and seeks a **variance** from Sections 6.02 Minimum Lot Frontage, as per documents submitted through March 18, 2013 in Ward 1, District R-1A of the Zoning Ordinance at **214 Eve Street (Lot 8, 9 & 9A)**.

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
